

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 15, 2011

John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Community Building, 51 Muddy Creek Forks Rd., Brogue, PA. He led those in attendance in the pledge to the flag.

Members present: Chairman John Shanbarger, Ralph Daugherty, Mark Bupp, Thomas Gizzi, Ray Krzywulak and Robert Lyter.

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 1/18/11 and to approve the same as written. Seconded by Mark Bupp, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Kim Kinley was present to discuss Shenberger's Chapel Church purchasing a 13 acre lot to be added to the church property. It was noted that this lot is in prime soils. They were advised to proceed since the Commission members did not have a problem with the lot being in prime soils.

Phil Minnich was present to inquire about rectifying a problem with his property which surfaced when the adjoining property owner, Robert Burchett, had his property surveyed. Mr. Minnich is proposing decreasing the depth and increasing the width of his lot. The reconfiguration will exceed the maximum lot size by a tenth or more. He was advised to proceed.

Neil Minnich was present to inquire about an add-on lot to his property from the adjoining property owner, Robert Burchett, so that his well can be located on his property. This subdivision will also create an oversized lot but the add-on lot is not tillable land. He was advised to proceed.

SUBDIVISION PLANS FOR REVIEW:

David A. & Carol J. Hopkins Final Plan #L-5379 – Ralph Daugherty made the motion to table the plan due to the Hopkins applying to the ZHB for a variance to allow this subdivision. Seconded by Mark Bupp, motion carried unanimously.

Frank Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – Mark Bupp made the motion to table the plan due to lack of representation and the number of

comments needing addressed. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTAL:

George W. & Brenda E. Snyder submitted a two lot Final Plan #6801-FSD-1 of their property located along Hall Road. The plan was accepted for review.

PUBLIC COMMENT:

There being no comments, the floor was closed.

OTHER BUSINESS:

The Sign Ordinance and the possible creation of a windmill/solar system ordinance will be discussed further when more information is gathered.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the motion carried. The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

